

Planning Report for 26 October 2021 Newington Parish Council Meeting

This month's applications

Application: 21/504836/FULL Keycol Farm, Keycol Hill, Bobbing ME9 8NA

Proposal: Change of use of land to provide two additional pitches on an existing Gypsy site. The proposed development to include two static caravans, two touring caravans, four parking spaces, associated hardstanding and infrastructure. (Works started)

Application validated: Wednesday 6 October 2021

Status: awaiting decision

Application: 17/506345/FULL

Proposal: Demolition of pole barn attached to northern elevation and conversion of a former agricultural building into two dwellings with associated access and parking

Application refused Wednesday 4 April 2018

Appeal dismissed 14 December 2018

Application 15/500330/FULL

Proposal: Change of use of land to a gypsy site comprising the stationing of one mobile home and two touring caravans, erection of a day room, associated parking space and hard-standing and the formation of an earth bund around the site (Retrospective).

Application permitted Thursday 30 July 2015

21/504980/FULL 33 The Willows, Newington ME9 7LS

Proposal: Retrospective application for minor external alterations involving changing of garage door to window, matching the existing material.

Application validated Monday 11 October 2021

Status: awaiting decision

From Swale Borough Council website:

Further consultation due on draft Local Plan Review Autumn 2021

The Government's National Planning Policy Framework (NPPF) was revised in July and these changes are not considered in the current draft Local Plan Review. The effects of the pandemic are also becoming clearer, with the potential impact on certain employment sectors, the office market, and particularly the retail and leisure sectors.

To take this into account, the council's [Local Plan Panel \(which took place on Wednesday, 8 September\)](#) were asked to approve plans to carry out additional consultation to reflect changes since the Local Plan Review process began.

The Local Plan Panel agreed a revised Local Development Scheme (LDS) for the Local Plan Review. The next consultation will take place in late October for four weeks and will ask a series of questions about how to best meet the development needs of the borough. Further information is available [here](#).

Anyone who has already responded to previous consultations on the Local Plan Review will be notified of the consultation when it is launched, and replies will be able to be submitted online, via email or by post. Full details will also be available on our [public consultation page](#).

From Skype 'webinar' 19 October: review period 29 October to 29 November

From last month

Application: 21/504760/FULL Snakesbury, Iwade Road, Newington ME9 7JY

Proposal: Demolition of existing stables and construction of new annex of similar footprint and appearance.

Application validated: Thursday 2 September 2021

Status: awaiting decision

Response agreed at 20 September Planning Committee meeting

Application: 21/504487/FULL Gwelo Farm Barn, Bull Lane, Newington ME9 7NB

Proposal: Change of use of a barn to provide a meeting hall/place of worship

Application validated: Wednesday 12 September 2021

Status: awaiting decision

Response agreed at 20 September Planning Committee meeting

Application: 21/504388/FULL Woodland Farm, High Oak Hill, Iwade Road, Newington Kent

Proposal: Erection of a permanent agricultural dwelling with associated parking. Location: Woodland Farm High Oak Hill Iwade Road Newington Kent

Application validated: Friday 10 September 2021

Status: awaiting decision

Application: 21/504028/FULL Land At School Lane, Newington ME9 7JU

Proposal: Erection of 25no. residential dwellings and the provision of a 20 space staff car park and 20 space pupil pick-up/drop-off area for Newington C of E Primary School, together with associated access, landscaping, drainage and infrastructure works.

Application validated: Friday 13 August 2021

Status: awaiting decision

Email from Fernham Homes notifying pre-application discussions with Swale Borough Council

June 2021 Consultation document delivered to addresses identified in distribution map

29 June 2021 Introductory presentation under Public Question Time at Parish Council meeting

19 June 2021 email that application submitted on Friday 16 July

Response agreed following 20 September Planning Committee meeting

20 September 2021 Email to Clerk, from Esquire Developments.

Further to our ongoing engagement with the Parish Council with our land interests in the local area, I write to let you know that we will shortly be submitting an outline planning application to Swale Borough Council for up to 46 dwellings on land to the rear of 128 High Street Newington.

The site is located adjacent to the new development known as 'The Tracies' and as part of the proposal, No.128 High Street would be demolished.

The attached drawings provide for an overview of the scheme, but as the application is in outline, there are no details on the specific house designs or their layout, albeit an indicative layout shows one possible scenario of how the development could be laid out.

It should be noted that there is an extensive amount of open space and landscape buffering proposed as well as a commitment to achieve at least a 50% reduction in carbon footprint from the dwellings.

I would be happy to discuss the proposals with the Parish Council in more detail if required.

Previously discussed: for information

Application: 21/504057/FULL 34 London Road, Newington ME9 7NR

Proposal: Demolition of existing conservatory and front porch, and erection of a single storey rear extension and two storey front extension, including loft conversion with rear dormer and balcony, and conversion of existing outbuilding to an annex

Application validated: Monday 26 July 2021

Status: awaiting decision

Application: 21/500173/FULL Land East Of Hawes Woods, High Oak Hill, Iwade Road, Newington ME9 7HY

Proposal: Retrospective application for change of use of land from agricultural to animal rescue including new stock fencing and gates, mobile field shelters, small animal houses, shipping containers for storage, associated boundary treatment and stationing of a mobile caravan for use as a residential unit for staff.

Application validated: Friday 23 April 2021

Status: Awaiting decision (erroneous decision :Application refused 7 September 2021)

NB This land is in Bobbing Parish. The neighbouring Newington and Lower Halstow Parish Councils have been consulted, at the request of the Development Manager, Planning Services, due to potential effect on roads leading to the site.

Application No: 20/501475/FULL: Land To The Rear Of Eden Meadow, Newington ME9 7JH

Proposal: Erection of 20 No. residential dwellings and associated car parking, hardstanding, landscaping and open spaces, infrastructure including SuDs and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street.

19 May 2021 from SBC: . Amended Plan and Additional information received 17/05/21

Amended Plan and Additional information received 23rd and 31st March 2021

September 2020

Notification by letter from Swale Borough Council dated 25 September 2020

Revised Proposal: Erection of 35 No. residential dwellings including affordable housing and associated car parking, hardstanding, landscaping and open spaces, infrastructure including SuDs and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street.

March 2020:

Original Proposal: Erection of 40 No. residential dwellings including affordable housing and associated car parking, hardstanding, landscaping and open spaces, infrastructure including SuDs and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street

Application received: Thursday 26 March 2020

Application validated: Monday 30 March 2020

Status: awaiting decision

(18 June 2019 Swale Design Review Panel meeting: Proposed residential development – Land at Ellen's Place, Newington. Followed by Community Consultation Mail-out

15 July 2019 – Design Review Panel confidential report

18 November 2019 conversation with Andy Wilford, Head of Planning, Esquire Developments

14 January 2020 NPC Planning Committee Meeting to hear draft proposals)

9 April 2020 Newington Parish Council Planning Committee meeting – unanimous decision to oppose the application

15 April 2020 response published on Midkent planning portal and NBC website

19 October 2020 response to revised application published on Midkent planning portal and NBC website

19 April 2021 NBC response to Amended plan published on Midkent planning portal and NBC website

Application: 21/501840/FULL Glenmore, Callaways Lane, Newington
ME9 7LX

Proposal: Single storey rear extension.
Application received: Tuesday 6 April 2021
Application validated: Thursday 8 April 2021
Status: awaiting decision

Application: 20/505059/FULL: Willow Trees, 111 High Street, Newington
ME9 7JJ

Proposal: Demolition of existing chalet bungalow and erection of 20 dwellings (4 x two bedrooms and 14 x three-bedrooms and 2 x four-bedrooms) with associated access, parking, amenity and landscaping.
Application received: Tuesday 27 October 2020
Application validated: Friday 8 January 2021
Revised application on planning portal 14 April 2021
Status: awaiting decision

Not in Newington

Application: 21/501740/FULL Land At Hill Farm, Rook Lane, Keycol Hill,
Bobbing

Proposal: Erection of a nurse accommodation building, car park and outdoor event space for Demelza. Erection of 30 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping
Application received: Tuesday 30 March 2021
Application validated: Thursday 29 April 2021
Amended/additional documents 5 July 2021
Status: application refused SBC Planning Committee 14 October 2021 but 'called-in' by Head of Planning

NB 23 March 2021 email from Esquire Developments Land at Hill Farm, Bobbing
'I also wish to let you know that we will also be seeking an amendment to the existing planning application (as detailed in the letter), in order to be able to deliver the scheme for Demelza – which has unfortunately stalled since 2018.'

Application: 18/500258/FULL Land At Hill Farm, Bobbing Hill, Bobbing ME9 8NY

Proposal: The provision of a 3 unit accommodation building, car park and outdoor event space, the erection of 20 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping.
Application Received: Monday 18 January 2018
Application Validated: Wednesday 7 February 2018
Status: Application permitted Wednesday 7 November 2018

Appeal to the Planning Inspectorate

18/500767/FULL Newington Working Mens Club, High Street, ME9 7JL

Proposal: Variation of Condition 2 and removal of Condition 11 of application 17/504342/FULL (Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised scheme). (Vary Condition 2 to include reference to 'Titan-Sonair' ventilation system to bedrooms and dining room fronting the high street.)

Application received Wednesday 7 February 2018
Application validated: Wednesday 14 March 2018
Decision: application refused Tuesday 12 June 2018
Appeal lodged with Planning Inspectorate: 24 January 2019

Appeal decision 5 July 2019 – appeal allowed (but....'I conclude that Condition 11 should not be removed, but should be varied to simply require that all windows on the front façade of the block fronting onto the High Street shall be non-openable only. I do not agree that Condition 2 should be varied and this element of the appeal fails')

Update from Enforcement Officer February, March, May 2020

26 June 2020 update from planning enforcement

19 October 2020 further verbal update

10 May 2021 Email sent on behalf of the Parish Council; officer response that this will be reported to Planning Committee –27 May 2021

Minutes of Swale Planning Committee 27 May 2021

Resolved:

(1) That the developer be prosecuted for failure to comply with the Breach of Condition Notice served pursuant to condition (9) of 18/500767/FULL, pursuant to the provisions of Section 172 of the Town and Country Planning Act 1990, as amended, requiring compliance with condition (9) of the Inspector's decision for 18/500767/FULL.

(2) That the Head of Planning Services and Head of Legal Services be authorised to prepare and serve the necessary documentation, including the precise wording to give effect to this decision.

Further discussion at Swale Planning Committee 14 October 2021

Awaiting update from Head of Planning

Application: 19/502206/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Retrospective application for the erection of a first floor rear extension, loft extension and lean to roof at front and side of dwelling (resubmission of 18/502531/FULL).

Application received: Tuesday 30 April 2019

Application validated: Tuesday 25 June 2019

Status: Application refused Wednesday 14 August 2019

Application: 18/502531/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Erection of a first floor rear extension and loft extension with front dormer (Retrospective works to 16/503414/FULL).

Application received: Thursday 10 May 2018

Application validated: Tuesday 3 July 2018

Status: Application refused Wednesday 6 February 2019

23 July notification of revised details

Application: 18/502775/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Erection of a large shed at the end of rear garden (Retrospective)

Application received: Wednesday 23 May 2018

Application validated: Tuesday 12 June 2018

(NB Previous application withdrawn 15 May 2018)

Status: Application permitted 27 July 2018

Appeal notification 17 December 2019 PINS reference: APP/V2255/D/19/3240474

Start date 16 December 2019 – Written representations procedure

10 February 2020 –Appeal decision – appeal dismissed

21 May 2020 update from planning enforcement

Further verbal update October 2020

SBC Planning Committee 4 March 2021 Enforcement notice for demolition of the extension (within 12 months)

Not in Newington

Application: 21/501839/OUT Land Off Otterham Quay Lane Upchurch

Proposal: Outline application for up to 74no. dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. (All matters reserved except for means of access).

Application received: Tuesday 6 April 2021

Application validated: Friday 16 April 2021

Foxchurch, near Bobbing *(information only)*

Appin Land 'The team are now working to finalise the plans. Before submitting a planning application to Swale Borough Council, we want to hear your thoughts' consultation events Thursday 22 April, Friday 23 April

- 2,500 new homes, with a wide range of housing types to cater for Swale's various housing needs, including family homes, bungalows and policy compliant affordable housing
- A new pub and a local parade of shops: creating job opportunities and bringing improved choice for local people.
- A new three-form-entry primary school, health centre, village hall and cricket pitch
- Easy access to existing employment areas within Sittingbourne and Sheppey without causing further congestion of existing towns and villages.

Application: 20/502218/OUT Home Farm, Breach Lane, Lower Halstow ME9 7DB

Proposal: Outline Application with all matters reserved for the proposed development of six houses and three bungalows.

Application received: Tuesday 26 May 2020

Application validated: Thursday 28 May 2020

Status: Awaiting decision

Application: 18/505060/ADJ (Alternative reference: 18/504836/EIOUT)
Binbury Park, Detling Hill, Detling, Maidstone, Kent

Proposal: Adjoining Authority Consultation from Maidstone Borough Council for Outline application (with all matters reserved apart from access) for the erection of up to 1,750 dwellings including affordable housing, 46,000 sq.m of commercial space, a hotel, a local centre, a new primary school, a park and ride facility, strategic highways improvements including new Kent Showground access/egress, accesses/roads including a new bridleway bridge, parking, associated open space, landscaping, services, and Sustainable Drainage Systems. In addition the proposals include a publicly-accessible country park including the Binbury Motte and Bailey Castle Scheduled Ancient Monument.

Application received: Friday 28 September 2018

Application validated: Friday 28 September 2018

Status: (SBC Response – No objections – 18 December 2018) awaiting decision

Stephen Harvey
 Chair of Newington Parish Council Planning Committee
 22 October 2021

Appendix: Responses sent following 28 September Newington Parish Council Meeting

Application: 21/504388/FULL Woodland Farm, High Oak Hill, Iwade Road, Newington Kent
 Proposal: Erection of a permanent agricultural dwelling with associated parking. Location: Woodland Farm High Oak Hill Iwade Road Newington Kent

Newington Parish Council objects to this application

Proposal for an impressive and imposing house; location will be visible from the village and harm the visual amenity of views of the woods on the hillside north of the village.

The planning statement gives a chronology of the chicken farm, but also contains errors:

It was considered at the time by the Local Planning Authority that this was essential to the functioning of the enterprise and provide security

This was the case made by the applicant. The local planning authority only granted temporary permission for a mobile home in a specified location, not visible from the village, and granted a temporary extension in 2014 – which has lapsed and could be the focus of enforcement action.

The Planning statement includes:

1.3 The proposal for been the subject of pre-application correspondence with the Local Planning Authority (Megan Harris) and the written response received dated on 14 April 2021 (21/500434/PAMEET) is attached in Appendix 1

There is no appendix 1 in the planning statement and so Newington Parish Council does not know what advice has been sought or given.

The planning statement quotes the NPPF

The new National Planning Policy Framework (NPPF) (2021) and National Planning Practice Guidance (NPPG) encourage the provision of new dwellings within the defined built up areas, or outside of those areas in certain exceptional circumstances **such as for the provision of agricultural worker's accommodation** (emphasis added), or the provision of affordable dwellings to meet an identified local need.

This proposal is not within the defined built up area and it is certainly not an 'affordable dwelling'. We question the need for on-site accommodation given the availability of devices to monitor and control equipment remotely. We note the pattern, across the country, of farmers selling desirable farmhouses and managing the farm equipment and security through use of 'apps' and do not understand why this could not be employed here.

The current on-site accommodation in a caravan was agreed for temporary extension in 2014. We regret that there has been neither a submission for further extension nor enforcement action by the local planning authority. We see nothing in the planning statement to suggest that changes or proposed changes to the farming methods require enhanced accommodation.

Kent Wildlife trust confirm the site as ancient woodland '*irreplaceable habitat*'. In addition to the endangering of woodland habitat the proposal would mar the visual amenity of this woodland from the village. If there were to be clear business case proving irrefutable necessity for on-site permanent accommodation we suggest this should be through a modest unobtrusive bungalow positioned where the caravan is currently sited

Stephen Harvey
 Chair of Newington Parish Council Planning Committee
 22 October 2021